

Cerys Jones

From: Philip Forster
Sent: 26 October 2016 08:44
To: planning_admin
Subject: FW: P/2016/0788

Flood officer response

From: Neil Taunt
Sent: 25 October 2016 15:53
To: Philip Forster
Subject: RE: P/2016/0788

Hi Phil,

Ideally no development over, with a clear easement from the centre line to ensure future maintenance/ blockage removal or replacement should it be required. Currently there is no way to control or consent this through the Land Drainage Act (or Byelaws but this may change in the near future) so the planning system is the best option to ensure the most appropriate solution for the site.

If the only option was to build over then I would expect building control to have an interest. In addition I would want to ensure the existing culvert was in a suitably good condition to ensure you were not burying issues. Any future responsibility would lie with the land owner, if this is not adequately addressed then it has the potential to cause significant and very costly issues for future owners of the site.

I would expect diversion to be investigated prior to consideration of building over. If it could be suitably designed to have no negative impact on flow or flood risk then this would be preferable.

Happy to discuss further if needed.

Thanks

Neil

Neil Taunt MCIWEM C.WEM CEnv CSci

Senior Flood Management Officer / Uwch Swyddog Rheoli Llifogydd



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Environment & Planning, Wrexham County Borough Council, Abbey Road South, Wrexham Industrial Estate, Wrexham LL13 9PW

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From: Philip Forster
Sent: 25 October 2016 15:30
To: Neil Taunt
Subject: FW: P/2016/0788

Hi Neil,

Just looking at writing to the applicant on the issue of this culvert and the site layout near the Mulberry Inn.

Are there likely to be any instances where we would accept a 'building over' of a culvert? I'm thinking if the existing culvert dissects the site 50:50 and can't be diverted without detrimentally affecting flow rate.

Ta

Phil

From: Philip Forster
Sent: 14 October 2016 10:07
To: Neil Taunt
Subject: RE: P/2016/0788

Hi Neil,

Many thanks for the detailed response. It will really help me.

I'll write to the applicant and make them aware of this.

Phil

From: Neil Taunt
Sent: 14 October 2016 09:20
To: Philip Forster
Subject: P/2016/0788

Hi Phil,

I have seen the above reserved matters application and would like to make the following comments with regards to flood and water management.

The development is located above an existing culverted watercourse. There have been a number of instances of flooding associated with both this culvert and surface water runoff over recent years that have resulted in flood waters crossing the carpark to the mulberry inn. The proposal in its current form could have implications on the conveyance of flood waters across the site that may result in an unacceptable increase in flood risk to neighbouring properties, or to the proposed development itself. I would request that a flood consequence assessment is submitted to clearly identify the risks to the site, to neighbouring properties and land, and ensure that any proposed development layout does not adversely impact on the local flood risk.

It is also indicated on the submitted plans that the existing culverted watercourse is to be re-routed, to include a number of changes in direction. Under section 23 of the Land Drainage Act (1991) –

No person shall—

- (a) erect any mill dam, weir or other like obstruction to the flow of any ordinary watercourse or raise or otherwise alter any such obstruction; or
- (b) erect a culvert in an ordinary watercourse, or
- (c) alter a culvert in a manner that would be likely to affect the flow of an ordinary watercourse,]

without the consent in writing of the drainage board concerned.

As Lead Local Flood Authority, additional consent will be required from Wrexham CBC with regards to any works to the culvert. Part of this consent application will need to demonstrate no detriment to flow, capacity or local flood

risk associated with any works to the existing culverted watercourse. It is anticipated that this could have significant implications for the proposed layout of the site.

I would request that these significant issues are resolved prior to determining any application as the resolution may impact on the site layout.

If you wish to meet to discuss these issues further then please don't hesitate to contact me.

Many thanks

Neil

Neil Taunt MCIWEM C.WEM CEnv CSci

Senior Flood Management Officer / Uwch Swyddog Rheoli Llifogydd



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